Fort Belvoir, Fort Eustis, Fort Story, and Fort Monroe, Virginia

Request for Qualifications solicitation DACA31-02-R-0005, dated 31 January 2002 is amended as stated below.

THE PROPOSAL DUE DATE IS NOT EXTENDED. OFFERS MUST BE RECEIVED NO LATER THAN 1 MARCH 2002 AT1630 HOURS (4:30 P.M. EASTERN). THIS AMENDMENT IS PROVIDED IN ADOBE ACROBAT ".PDF" FILE ON THE INTERNET WEBSITE HTTP://RCI.ARMY.MIL

This amendment provides changes in the Fort Belvoir, Fort Eustis, Fort Story, and Fort Monroe, Virginia, RFQ, paragraph 4.3.1 a., and Part II, Appendix I, RCI Past Performance Questionnaire, that is listed below. This amendment is provided in a Adobe Acrobat ".pdf" file on the Internet Website http://rci.army.mil/.

Change 1. Replace page 21 with the attached page 21.

Change 2. Part II, Appendix I, RCI Past Performance Questionnaire, is replaced in its entirety with the following:

- (1) The offeror has, within the past ten (10) years, served as the primary developer and principal sponsor (with an ownership interest) in at least three (3) completed development projects, or completed project phases, each of which included a residential component consisting of a minimum of 200 units of multifamily low rise (three stories or less), attached or detached family housing units. A phase or project is completed if at least 200 units have received a certificate of occupancy or similar occupancy permit and lease-up has begun.
- (2) The offeror has, within the past ten (10) years, provided property management and asset management for at least (3) major residential projects, each of which included a rental residential component of at least 200 units. These operations, leasing, repairs and maintenance, and "managed residential projects" do not have to be the same projects discussed in number 1 above.
- (3) The offeror has, within the past ten (10) years, structured, arranged, and managed the capital formation (See Glossary, Appendix H) including, equity and both short and long-term debt, for three (3) completed residential projects or completed project phases, each resulting in actual development costs of at least \$20 million. It is acceptable to inflate historical development costs to current dollars using a commonly accepted inflation factor. The source of the inflation factor shall be identified including the computations and the actual costs incurred. A phase or project is completed if at least 200 units have received a certificate of occupancy or similar occupancy permit and lease-up has begun. These "financed" residential projects do not have to be the same projects discussed in number 1 and 2, above.

PART (B)

4.3 Statement of Qualifications

In the Statement of Qualifications, include the following information:

4.3.1 Experience

a. An offeror should provide a list of all major development projects completed or currently **being managed** by its principal members relevant to residential communities. This list may include projects noted in the Administrative Minimum Experience Requirements list. For each major development project listed, include a brief description of the project, including its name, size (dollar value/number of units), type (single family, town homes, apartment complex, etc), nature of construction (whether new construction, moderate rehabilitation, substantial rehabilitation or redevelopment) and location. b. In addition, for the five (5) most relevant projects to the development of Army family housing communities, provide information as indicated below in this paragraph 4.3.1. The responsibility of the offeror is to determine which five example projects it considers most relevant to the RCI process. Relevant

APPENDIX I

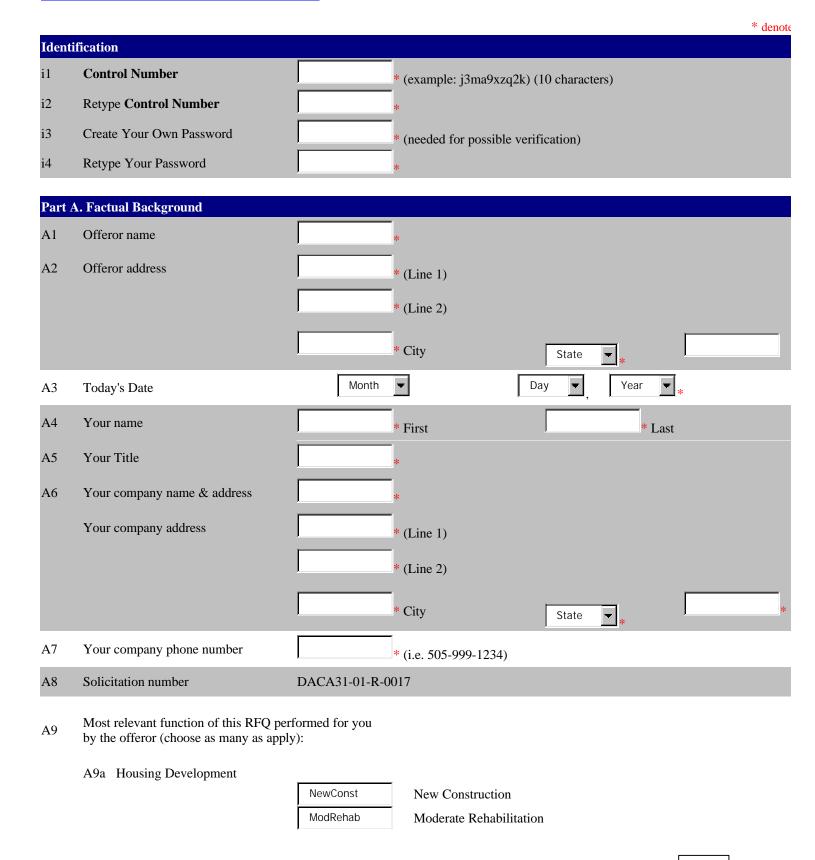
PAST PERFORMANCE (DEMO) QUESTIONNAIRE ATTACHMENT DACA31-02-R-0005

http://rci-sepp.usace.army.mil

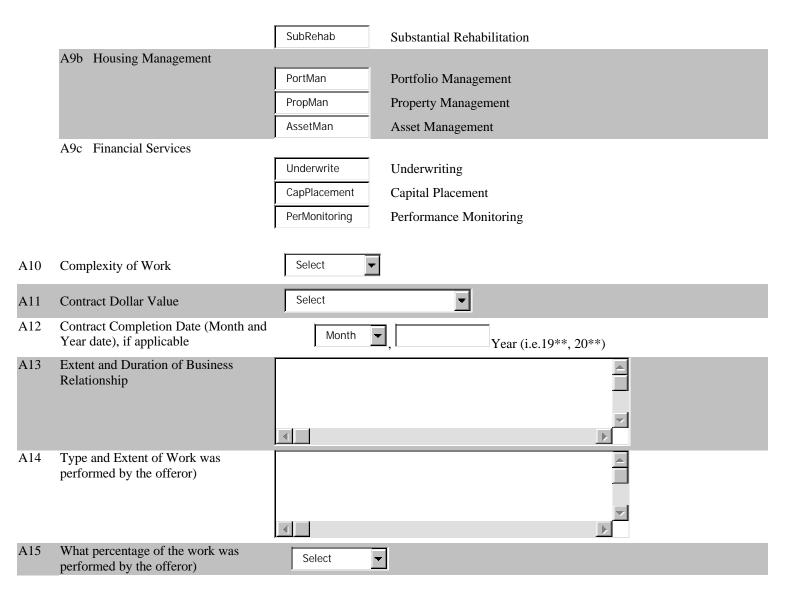


RCI Past Performance Questionnaire.htm

==>> Please Read Instructions - Click here <<==



DACA31-01-R-0005 - Amendment 1



Part B. Offeror Perfo	rmance in Your Assignment			
	How did the offeror perform considering its technical perform	E mance	- Except	tional
В1	or quality of services regarding: For each item, choose one of:	f: A	- Accept	table
		U	- Unacc	eptable
		N/A	- (Not A	applicable)
Part B1. Quality (Please feel free to amplify yo	our answers in the comment box below.)	E	A	U
Bla	Effectiveness of offerors Quality Control program	E	А	U

DACA31-01-R-0005 - Amendment 1

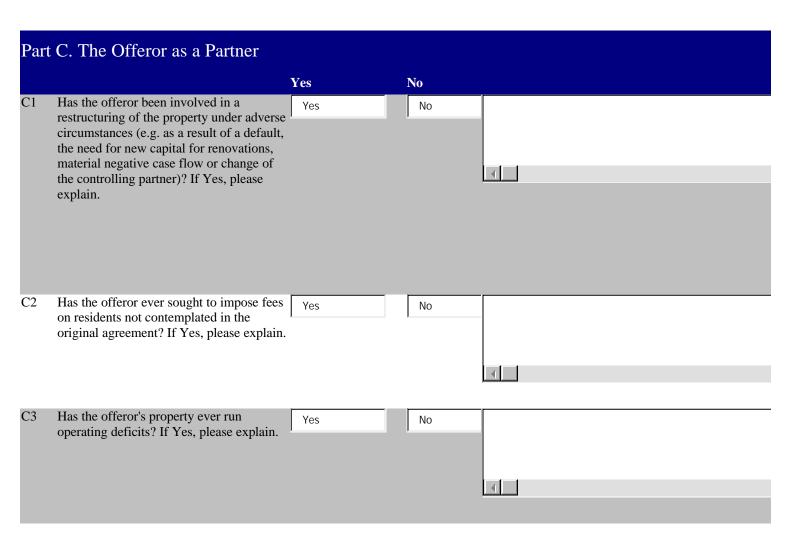
B1b	Retention of employees and key personnel	E	А	U
B1c	Subcontractors' quality of work	E	А	U
B1d	Knowledge of key personnel in relationship to project requirements	E	А	U
Ble	Preparation and accuracy of reports	E	А	U
B1f	Management of personnel training	E	А	U
B1g	Adherence to project requirements	E	А	U
B1h	Quality of property maintenance and curb appeal	E	А	U
B1i	Resident satisfaction with the property and the owner	E	А	U
B1j	Responsiveness to residents' service calls	E	А	U
B1k	Compliance with government regulations and agreements, if applicable	E	А	U
B11	Long term performance, if applicable	E	А	U
B1m	Experience with latent defects and quality of corrective action taken (please describe in detail)	E	А	U
B1n	Programs and services made available to residents (please describe)	E	А	U
B10	Overall quality of offeror's performance	E	А	U

Part B2. Timeliness (Please feel free to amplify your answers in the comment box below.)			A	U
B2a	Offeror's timely completion of the project	E	А	U
B2b	Offeror's responsiveness in making adjustments to schedules, products or services to meet the project needs	E	А	U
B2c	Offeror's timely submission of reports	Е	А	U
B2d	Offeror's response to modification requests	Е	А	U
B2e	Overall timeliness of offeror's performance	E	А	U

Part B3. Cost Control (Please feel free to amplify your answers in the comment box below.)			A	U
B3a	Offeror's performance within costs established in the contract	E	А	U
B3b	Offeror's effectiveness in reducing costs	Е	А	U
B3c	Reasonableness of costs proposed for modifications	E	А	U
B3d	Offeror's invoices were current and accurate	Е	А	U
B3e	Offeror's financial stability during contract performance	E	А	U
B3f	Offeror's overall ability to control costs	Е	А	U

Part B4. Business Relace (Please feel free to amplify you	E	A	U	
B4a	Cooperation in resolving problems and disputes	E	А	U
B4b	Working relationship with contracting officer	Е	А	U
B4c	Working relationship with technical personnel	Е	А	U
B4d	Working relationship with governmental partners in public private ventures	E	А	U
B4e	Relationships with subcontractors	E	А	U
B4f	Relationships among team members in joint ventures	E	А	U
B4g	Tenacity and innovation in resolving problems	E	А	U
B4h	Interpreting documents equitably	Е	А	U
B4i	Dealing with unexpected circumstances	Е	А	U
B4j	Compliance with terms of its proposal	E	А	U
B4k	Overall evaluation of business relations	E	А	U

Part B4 Financial Performa	ance	E	A	U
B5a	Ability to balance needs of the property with expected financial results	Е	А	U
B5b	Ability to achieve the financial results projected at development approval	Е	А	U
B5c	Ability to adapt constructively to changes in the external environment, e.g., strengthening or weakening housing markets (please provide examples).	E	А	U
B5d	Vacancy problems (if any) and the offeror's response	Е	А	U
B5e	Operating deficits (if any) and the offeror's response	E	А	U
B5f	Ability to develop a pro forma which accurately forecasts achievable income and operating expenses	E	А	U



DACA31-01-R-0005 - Amendment 1

C4	Has the offeror ever defaulted on any of its obligations? If Yes, please explain.	Yes	No				
				1			
		Yes	No				
C5	Has the offeror involved any material instances of litigation or formal dispute resolutions? If Yes, please explain.	Yes	No	4			
C6	Has the management company ever been replaced for unsatisfactory performance? If Yes, please explain.	Yes	No				
				1			
C7	Has the offeror performed other projects						
CI	with your company? If Yes, please explain	Yes	No	1			
C8	What are the offeror's strong points?						
Co	what are the offeror's strong points.			4			
GO.	WI						
C9	What are the offeror's weak points?						
				4			
							E.C. U
C10	Of the offerors involved in the work, how would you rate their overall performance?			E	G	A	E-Excelle

